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**BAKER HOMES CONDOMINIUM
PHASING AMENDMENT**

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G

to

MASTER DEED

**Adding Units 147 Baker Avenue and 149 Baker Avenue
Concord, Massachusetts**

Concord Housing Trust, Inc., a Massachusetts corporation, being the declarant of Baker Homes Condominium by Master Deed dated January 13, 2005 recorded with South Middlesex Registry of Deeds, Book 44501, Page 528, hereby amends the Master Deed to add Units 147 Baker Avenue and 149 Baker Avenue to the Condominium.

The following Sections of the Master Deed are amended by adding thereto the additional information set forth below:

Section 3. Description of Building; Units Being Added to Condominium
When Built The building at 147-149 Baker Avenue, containing two units, is hereby added to the Condominium.

Section 4. Floor Plans; Designations of Units and Their Boundaries The following floor plans showing the layout, location, unit designation and dimensions of the Units being included in the Condominium with the filing of this Phasing Amendment to Master Deed, certified by Holly Darzen, a registered architect, that the plans fully and accurately depict the same (the "Plans"), are recorded with and as a part of this Phasing Amendment to Master Deed. The Plans consist of one sheets as follows:

Baker Homes Condominium - Units 147 & 149, Baker Ave, Concord MA prepared for Concord Housing Trust dated August 2, 2005

The condominium units (the "Units"), their designation, location, approximate area, number and composition of rooms and the immediate common areas to which each has access are as follows.

147 Baker Avenue is comprised of a basement, living room, dining room, kitchen and half bath on the first floor, three bedrooms and a bathroom on the second floor and an attic above with a driveway and an exclusive yard, all as shown on the Plans.

149 Baker Avenue is comprised of a basement, living room, dining room, kitchen and half bath on the first floor, three bedrooms and a bathroom on the second

Peter B. Farnum ESQ
69 Pleasant St
Concord, MA 01742

floor and an attic above with a driveway and an exclusive yard, all as shown on the Plans.

The boundaries of the Units are as follows:

Floors: The upper surface of the basement floor or slab, as the case may be;

Roofs: The inner surface of the roof joists;

Walls: The interior surface of the foundation wall and of wall studs; and

Exterior doors and windows: As to doors leading to common areas, the exterior surface of the doors and the exterior finished surface of the door frame; as to windows, the exterior surface of the glass and of the sash (or, in the case of storm windows, the exterior surface of the storm window glass and frame), and the exterior finished surface of the window frame.

Each Unit has access through each exterior door to the common area and facilities of the Condominium.

The second paragraph of Section 5. **Common Areas and Facilities** is amended in its entirety to read as follows:

The owners of each Unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium in the percentages shown on Exhibit B attached to the Master Deed (and also set forth on Exhibit B to this Phasing Amendment). These percentage interests have been computed, conformably with Chapter 183A, upon the approximate relation which the fair market value of each Unit on the date of this Master Deed bears to the aggregate fair market value of all the Units on that date, taking into account affordable housing restrictions to be placed on each Unit prior to or at the time of initial sale which limit their fair market value. The market value of the Units, and therefore their percentage interest, is materially affected by affordable housing restrictions duly recorded.

The owners of each Unit shall also have the Percentage Share shown on Exhibit B attached to this Phasing Amendment for purposes of assessing Building Maintenance Costs and Casualty Insurance and Restoration Costs as more completely set forth in Section 5.4.2 of Baker Homes Condominium Trust as amended by Amendment to the Baker Homes Condominium Trust recorded herewith.

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Except as amended herein, the Master Deed is ratified and confirmed.

EXECUTED UNDER SEAL as of July 29, 2005.

Concord Housing Trust, Inc.

By: Peter B. Farrow
Peter B. Farrow, President

By: Carolyn Flood
Carolyn Flood, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this July 28th, 2005, before me, the undersigned notary public, personally appeared Peter B. Farrow, proved to me through satisfactory evidence of identification, which was MA Driver's Lic., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President for Concord Housing Trust, Inc., a Massachusetts nonprofit corporation.

Joanna L. DaSilva

, Notary Public
My commission expires: June 9, 2006

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this July 28th, 2005, before me, the undersigned notary public, personally appeared Carolyn Flood, proved to me through satisfactory evidence of identification, which was MA Driver's Lic., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Treasurer for Concord Housing Trust, Inc., a Massachusetts nonprofit corporation.

Joanna L. DaSilva

, Notary Public
My commission expires: June 9, 2006

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EXHIBIT A
Legal Description
Lot 2

A certain parcel of land situated in Concord, Middlesex County, Massachusetts identified as Lot 2 on a plan entitled "Plan of Land - Concord, Massachusetts - 1 inch = 30 feet" dated May 10, 2004 prepared by Snelling & Hamel Associates, Inc., Professional Land Surveyors, 10 Lewis Street, Lincoln, Mass 01773 recorded with Middlesex South District Registry of Deeds as Plan #788 of 2004 and bounded and described as follows:

- BEGINNING:** at a point on the southerly sideline of the Gifford Lane cul-de-sac, being the southeasterly corner of the sanitary lift station easement as shown on said plan;
- THENCE:** running on a curve to the left of radius 85.00 feet, a distance of 102.25 feet by the sideline of said Gifford Lane cul-de-sac to land now or formerly of John L. and Arlene E. Howard;
- THENCE:** running S 05° 09' 41" W, a distance of 147.09 feet by said land now or formerly of John L. and Arlene E. Howard;
- THENCE:** running S 85° 46' 23" W, a distance of 48.68 feet by land now or formerly of Gurall and Snell;
- THENCE:** running along the line of the 1987 layout of Route 2, a state highway, by two courses, a distance of 112.89 feet and 306.16 feet respectively;
- THENCE:** running N 23° 48' 00" E by the line of 1932 county layout of said Baker Avenue, a distance of 6.20 feet to a bound at the point of intersection with the 2004 Town Layout as shown on said plan;
- THENCE:** running on a curve to the left of radius 85.00 feet, a distance of 334.97 feet by the southwesterly, southerly and southeasterly sideline of said 2004 Town Layout of the Baker Avenue cul-de-sac to a bound;
- THENCE:** running on a curve to the right of radius 25.00 feet, a distance of 43.60 feet by the easterly sideline of said 2004 Town Layout of the Baker Avenue cul-de-sac to a bound;

- THENCE: running N 23° 48' 00" E by the line of said 1932 county layout of Baker Avenue, a distance of 20.24 feet to a point;
- THENCE: running on a curve to the right of radius 240.00 feet, a distance of 185.42 feet by the southerly sideline of said Baker Avenue to a bound;
- THENCE: running S 22° 20' 55" E, a distance of 218.81 feet by Lot 1 shown on said plan to a bound;
- THENCE: running S 40° 40' 10" W, a distance of 70.40 feet by land now or formerly of Eric R. and Isabelle A. Schnadig to a point at land now or formerly of Cheryl A. Akusis and Neil J. Akusis, Jr.;
- THENCE: running N 42° 02' 59" W, a distance of 12.46 feet by land now or formerly of Cheryl A. Akusis and Neil J. Akusis, Jr. to a bound;
- THENCE: running S 37° 34' 23" W, a distance of 147.24 feet by land now or formerly of Cheryl A. Akusis and Neil J. Akusis, Jr. to a bound
- THENCE: running S 45° 34' 21" E, a distance of 111.61 feet by land now or formerly of Cheryl A. Akusis and Neil J. Akusis, Jr. to the point of beginning.

Containing 83,387 square feet more or less, according to said plan.

Being a portion of the premises described in the Deed from the Commonwealth of Massachusetts to Concord Housing Trust, Inc. dated July 14, 2004 recorded with the South Middlesex Registry of Deeds, Book 43298, Page 64 and also including the premises described in the Deed from Cheryl A. Akusis and Neil J. Akusis to Concord Housing Trust, Inc. dated May 21, 2004 recorded with the South Middlesex Registry of Deeds, Book 43359, Page 405.

Said Lot 2 is subject to and has the benefit of i) the Sanitary Lift Station Easement, ii) the Sewer and Water Easement - 20' wide and iii) the 10' wide Public Access Easement, all as more completely shown on said plan and set forth in the document entitled "Easements between Baker Avenue Cul-de-Sac and Gifford Lane Cul-de-Sac, Concord, Massachusetts" between Concord Housing Trust, Inc. and the Town of Concord dated July 15, 2004 recorded with the South Middlesex Registry of Deeds, Book 43359, Page 409.

Said Lot 2 is subject to and has the benefit of the 15' wide Sewer Easement as more completely shown on said plan and set forth in the Sewer Easement between Concord Housing Trust, Inc. and Englund Corporation dated July 29, 2004 recorded with the South Middlesex Registry of Deeds, Book 43457, Page 346.

EXHIBIT B
Percentage Interests

Unit	Percentage Interest
133 Baker Avenue	16.4%
135 Baker Avenue	16.4%
137 Baker Avenue	16.4%
147 Baker Avenue	9.0%
149 Baker Avenue	9.0%
76 Gifford Lane	16.4%
78 Gifford Lane	16.4%

Percentage Share
for Costs of
Building Maintenance, Casualty Insurance and Restoration *

Unit	Percentage Share
133 Baker Avenue	14.62%
135 Baker Avenue	14.62 %
137 Baker Avenue	14.62 %
147 Baker Avenue	13.45 %
149 Baker Avenue	13.45 %
76 Gifford Lane	14.62 %
78 Gifford Lane	14.62 %

*See Section 5.4.2 of Baker Homes Condominium Trust as amended herewith